



VILLAGE OF BURR RIDGE COMMUNITY DEVELOPMENT DEPARTMENT

REGULATIONS FOR GARAGES ON RESIDENTIAL PROPERTIES

Before you begin construction of a garage it is important that you become familiar with the Village of Burr Ridge building and zoning regulations which apply. This pamphlet has been prepared by the Village of Burr Ridge Community Development Department to assist you in this process by summarizing those regulations, as well as the procedures which you must follow. It is our hope that this information will be helpful to you.

Please remember that the Village regulations exist for your protection and that the Community Development Department is operated for your benefit. If you have questions which are not answered in this pamphlet, please call the Village Hall at (630)654-8181, extension 122.

BEFORE YOU START....

- Zoning restrictions on your property.
- Any restrictive covenants recorded against your property which regulate structures. Even if you do not have an active homeowners association, there may be restrictive covenants. The Village does not have such records. A copy of any restrictive covenants should have been given to you during your closing. If not, check your title report for a reference to them. Covenants are recorded against the land; once you have the document number from your title report, you can obtain a recorded copy from the County Recorder.
- Make sure the contractor you hire is reputable. As the property owner, you are responsible for what takes place. Therefore, it is even more important to be careful in selecting a contractor.

MAKE SURE YOU HAVE A BUILDING PERMIT BEFORE CONSTRUCTION STARTS

ONCE YOUR GARAGE IS UNDER CONSTRUCTION.....

- **DO NOT** ask your contractor to make changes from the approved plans without first obtaining approval from the Community Development Department.
- **MAKE SURE** that all required inspections are requested. Failure to have a required inspection could be very costly to you and could delay progress on your building project.
- **REMEMBER** that the Community Development Department is here to help you. When in doubt, it is always best to ask before you do anything regarding your construction in progress.

Zoning Regulations & Construction Requirements:

Zoning:

Attached Garage – R-1, R-2 and R-2A Districts

Accessory residential garages in the R-1, R-2 and R-2A Districts shall comply with the following:

- a. The combined floor area for all attached garages shall not exceed 1,410 square feet or 35 percent of the floor area of the principle dwelling, whichever is greater. Floor area shall be defined as the floor area included in the calculation for floor area ratio.
- b. Any floor area of an attached garage in excess of 1,000 square feet shall be counted in computing the floor area for determining floor area ratio permitted on a lot.

Attached Garages – R-2B, R-3 and (former) R-4 Districts

Accessory residential garages in the R-2B, R-3 and (former) R-4 Districts shall comply with the following:

- a. The foundation dimensions for an attached garage shall not exceed 47 feet on one dimension by 30 feet on the other dimension.
- b. The combined floor area of all attached garages shall not exceed 1,410 square feet and any area in excess of 1,000 square feet shall be counted in computing the floor area for determining the floor area ratio permitted on a lot.
- c. The number of garage doors for an attached garage shall be limited to any combination of single and double doors not to exceed a total of four with a double door counting as two doors. A single door is defined as a door not exceeding 10 feet in width and a double door is defined as a door exceeding 10 feet in width.

Construction:

Attached garages shall comply with the building code requirements for typical construction as indicated in the CABO One & Two Family Dwelling Code.

Detached Garages

Zoning:

The number of detached garages shall be limited to one and the floor area of a detached garage shall not exceed 47 feet on one dimension by 30 feet on the other dimension.

No detached garage may be more than one story in height, and in no case may the roofline of such building be higher than the roofline of the principal building. A detached garage may project into the required rear yard, but must be at least 10 feet from the rear lot line. A detached garage must meet the minimum side yard setback for the zoning district which the property is located.

A detached garage must be located a minimum of 10 feet in back of the principal building.

Construction:

- General: All framing, concrete and roofing work for garages shall comply with the 1995 CABO One and Two Family Dwelling Code. All electrical work for garages, when provided, shall comply with the 1996 National Electrical Code.
- Footings for detached one story frame garages shall be a minimum of 12" deep by 16" wide, poured monolithically with a 4" concrete slab that bears on 4" of compacted granular fill. The foundation shall extend a minimum of 6" above grade. Sill plates shall be treated for decay resistance and shall be anchored to the foundation with 1/2" diameter sill anchor bolts. Sill anchor bolts shall be spaced not more than 12" from corners and a maximum of 6'-0" thereafter around the perimeter of the foundation.
- Garage roof framing shall be designed for a 25 pound per square foot live load with size, specie, grade and spacing of all members indicated on the plans. Collar ties shall be provided as close to the top plate as practical and spaced a maximum of 4'-0" on center. Ceiling joists, when provided, shall be designed to span the area of the garage where installed.
- The installation of electrical work is not mandatory for detached garages. When electrical work is provided, the following outlets are required: one wall switched light inside the garage, one wall switched light at the walk through service door (not including the overhead door), and one GFI protected receptacle outlet. All electrical conductors providing service to detached garages shall be installed below ground or within underground raceways. All electrical work shall be installed in conformance with the 1996 National Electrical Code.

What do I need to submit when applying for a permit to construct a garage?

Attached Garage

When requesting a permit to construct an attached garage, the following items must be submitted:

- Building Permit Application
- Legal Plat of Survey showing square footage of the lot (2 copies)
- Site Plan (2 copies) – Please include the location of the garage, the distance the garage is from all lot lines.
- As-built drawings of the house with the new attached garage (4 sets of plans)

Architectural blueprints are required by a licensed architect. All plans must be signed, sealed and certified on each page (see attached Section 242, Building Ordinance).

Indicate wall section, floor plan, elevations and electrical plan.

Plans will be submitted to the Building Commissioner and the Village Engineer. In most cases, the Village Engineer will not require a grading plan; you will be notified if one is required.

Fees:

- Initial Deposit - \$200.00
- Permit Fee is based on the construction value in accordance with the attached table entitled "Village of Burr Ridge Building Ordinance Table 250.3".
- Cash Bond - \$5,000.00
(Bond is refundable after all inspections are approved)

Inspections:

- Footing
- Foundation Forms
- Rough Framing & Electric
- Final Building & Electric

Detached Garage

When requesting a permit to construct a detached garage, the following items must be submitted:

- Building Permit Application
- Legal Plat of Survey (2 copies)
- Site Plan (2 copies) – Please include the location of the garage, the distance the garage is from the house and all lot lines.
- Construction Plans indicating wall section, floor plan, elevations and electrical plan (if provided). Certification is not required.

Plans will be submitted to the Building Commissioner and the Village Engineer. In most cases, the Village Engineer will not require a grading plan; you will be notified if one is required.

Fees:

- Permit Fee - \$50.00 (due at the time permit is issued)
- Cash Bond - \$5,000.00
(Bond is refundable after all inspections are approved)

Inspections:

- Footing
- Rough Framing & Electric (electric, if provided)
- Final Building & Electric (electric, if provided)



VILLAGE OF BURR RIDGE
APPLICATION FOR BUILDING PERMIT

BP# _____

APPLICATION IS HEREBY MADE SEEKING PERMISSION FOR:

- | | |
|-------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> New Single-Family Residence
\$400 Fee Deposit Required | <input type="checkbox"/> New Non-Residential Building
\$650 Fee Deposit Required |
| <input type="checkbox"/> Addition/Alteration to Single-Family Residence
\$200 Fee Deposit Required | <input type="checkbox"/> Addition/Alteration to Non-Residential Building
\$650 Fee Deposit Required |
| <input type="checkbox"/> Miscellaneous/Other (Please Describe) _____ | |

Additional Fees Will Be Due Prior to Issuance of the Permit.

Deposit Received: \$ _____
(for Office Use, Only)

Address of Property: _____		PIN # _____
Subdivision: _____	Lot # _____	Township: <u>Lyons / Downers Grove</u> (circle one)

AN ACCURATE PLAT OF SURVEY MUST BE INCLUDED WITH ALL PERMIT APPLICATIONS

PERMIT APPLICANT: _____ PHONE: _____ FAX: _____

APPLICANT'S ADDRESS: _____ CITY: _____ ZIP: _____

The permit applicant may be the general contractor, property owner, or other representative of the property owner authorized to submit this application and to proceed with all work requested herein. All correspondence and inquiries from the Village of Burr Ridge during the plan review and construction process will be directed to the permit applicant, only.

PROPERTY OWNER: _____ PHONE: _____ FAX: _____

OWNER'S ADDRESS: _____ CITY: _____ ZIP: _____

ARCHITECT: _____ PHONE: _____ FAX: _____

ARCHITECT'S ADDRESS: _____ CITY: _____ ZIP: _____

GENERAL CONTRACTOR: _____ PHONE: _____ FAX: _____

CONTRACTOR'S ADDRESS: _____ CITY: _____ ZIP: _____

For permit applications related to single-family residences, please allow 10 business days for plan review. For non-residential applications, please allow 12 business days for plan review. You will be contacted immediately upon completion of the plan review. If plans and related documents are not completed in full compliance with the applicable codes of the Village of Burr Ridge, resubmittal of plans and review of said plans by the Village of Burr Ridge will be required and will delay issuance of the permit.

The above information and the attached Plat of Survey are true and accurate to the best of my knowledge.

Signature of Applicant

Date of Submittal